

# **\$1,910,000 - 12003-15 145 Street, Edmonton**

MLS® #E4424874

**\$1,910,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Dominion Industrial, Edmonton, AB

11,400 SF freestanding 4 bay warehouse on .77 acres of land in Dominion Industrial Park. Current owner is retiring and occupies the middle two bays that will be vacated upon the winding down of his business so this would be an excellent opportunity for an owner user to own their space and enjoy the additional income from the other two tenants or an Investor looking for income producing property. Each bay has a load bearing mezzanine above the front office developments that has not been included in any sizing. Bay 1 - 2130 SF with 1 dock and 1 grade door, Bay 2 - 2790 SF with 1 grade door, Bays 3 & 4 - 3240 SF each with grade loading. Fenced and secured yard.

Built in 1973

## **Essential Information**

MLS® #	E4424874
Price	\$1,910,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Industrial
Status	Active

## **Community Information**

Address 12003-15 145 Street



Area	Edmonton
Subdivision	Dominion Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2H4

### **Exterior**

Exterior	Block
Roof	Tar & Gravel
Construction	Block

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	40
Zoning	Zone 40

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:32am MDT